



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

APN: 001-181-04
001-181-05
001-181-06
001-181-09
001-181-10

Formerly known as

APN: 001-171-02
001-181-01

RETURN RECORDED DEED TO:
Dylan V. and CaraLee A. Frehner
P.O. Box 517
Pioche, NV 89043

GRANTEE/MAIL TAX STATEMENTS TO:
Dylan V. and CaraLee A. Frehner
P.O. Box 517
Pioche, NV 89043

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 10 day of October, 2022, between, GENIEL CONNOR,(wife of WILLIAM JOSEPH CONNOR, aka WILLIAM CONNOR and/or BILL CONNOR), the party of the first part, hereinafter referred to as "GRANTOR", and DYLAN V. FREHNER and CARALEE A. FREHNER, husband and wife as joint tenants with right of survivorship and as the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR, in association with the Quitclaim Deed executed by her husband William Joseph Connor, aka William Connor and/or Bill Connor and filed as Document #0150993 in the official records of Lincoln County, Nevada, in Book 309, Page 451 on March 7, 2017, along with the Correction Deed filed as Document #2022-163126 in the official records of Lincoln County, Nevada, in Book —, Page — on Oct. 10th, 2022, DOES HEREBY QUITCLAIM unto the GRANTEES and to their heirs and assigns, forever, all her right, title and interest in and to those certain lots, pieces and parcels of land situate in the Town of Pioche, County of Lincoln, State of Nevada, which and more particularly described as follows, to-wit:

PARCEL ONE:

A parcel of land situate within the East Half (E 1/2) of Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian.

Beginning at the Northeast Corner of this parcel from which the Northeast Corner of said Section 22 bears North 01°43'29" East a distance of 1,190.77 feet; thence South 01°43'29" West following said Section Line a distance of 1,237.23 feet; thence North 83°32' West a distance of 92.0 feet; thence South 40°44" West a distance of 1,200.00 feet; thence North 83°30' West a distance of 280.00 feet; thence North 25°30' East a distance of 410 feet; thence North 83°30' West a distance of 32.00 feet; thence North 21°51' West a distance of 520.00 feet; thence North 06° West a distance of 98.68 feet; thence South 85°43'40" East a distance of 309.45 feet; thence North 04°29'24" East a distance of 125.00 feet; thence North 85°43'40" West a distance of 40.2 feet; thence North 04°29'24" East a distance of 148.17 feet; thence South 82°39'58" East a distance of 51.90 feet; thence North 04°29'24" East a distance of 190.58 feet; thence South 82°39'58" East a distance of 436.66 feet; thence North 06°42'05" East a distance of 472.42 feet; thence South 66°34'59" East a distance of 210.86 feet; thence North 28°33'46" East a distance of 440.77 feet to the Northeast Corner which is the Point of Beginning.

PARCEL TWO:

A parcel of land situate within the Northeast Quarter (NE ¼) of Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian.

Beginning at the Northeast Corner of this parcel from which the Northeast Corner of said section 22 bears North 01°43'29" East a distance of 932.00 feet; thence South 01°43'29" West following said Section Line a distance of 162.46 feet; thence North 64°33'16" West a distance of 185.11 feet to the Northwest Corner of the Public Cemetery, thence South 28°39'50" West a distance of 487.82 feet; thence North 06°42'05" East a distance of 137.61 feet; thence North 67°47'28" West a distance of 140.24 feet; thence North 14°39'56" East a distance of 481.71 feet; thence South 70°00' East a distance of 423.39 feet to the Northeast Corner which is the Point of Beginning.

Along with any interest not above described but contained in the plot of land in the NE1/4NE1/4, SE1/4NE1/4, NE1/4SE1/4 of Sec. 22, T. 1 N., R. 67 E., and described as follows:

Commencing at the point on the Townsite line where said Townsite line intersects the line of the Nevada Des-Moines Mining property and being situate on the section line 932 feet south of the section corner common to Sections 14, 15, 22 & 23, T. 1 N., R. 67 E., M.D.B. & M.; thence running along said section line in a southerly direction 1496 feet; thence running N. 83°32' W. 92 feet; thence running S. 40°44' W. 1200 feet; thence running N. 83°30' W. 32 feet; thence running N. 21°51' W. 520 feet; thence

running N. 6° W. 772 feet; thence running S. 83°31' E. 268 feet; thence running N. 15° E. 560 feet; thence running N. 70° W. 100 feet; thence running N. 15° W. 640 feet; thence running S. 70° E. 1204 feet to place of beginning. Said parcel or portion of land hereinabove described being a portion of Section 22, T. 1 N., R. 67 E.: expressly excepting and reserving from the land above described all of the lots and block, all streets, alleys, and cemeteries shown on the official map of the Town of Pioche, Lincoln County, Nevada, and all supplements thereto. Also excepting that parcel of land described as beginning at the SE corner of Lot 38 in Block 18 in Pioche Town, then running Southerly 20 feet, thence Westerly 75 feet, thence Northerly 20 feet, thence Easterly 75 feet to the point of beginning directly south of and adjoining Lot 38 Block 18.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand this day and year first/above written.

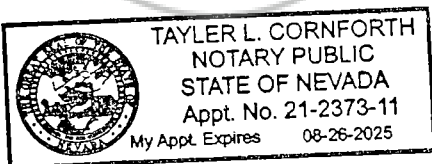
Geniel Connor
GENIEL CONNOR

State of Nevada)
)ss.
County of Lincoln)

On this 10th day of October, 2022, *****GENIEL CONNOR***** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Taylor L. Cornforth
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-181-04, 05, 06, 09, 10
 b) Formerly known as
 c) 001-171-02
 d) 001-181-01

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: Transfer Tax was previously paid and this document is filed to clear title issues
 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Geniel Connor Capacity Seller
 Signature [Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Geniel Connor
 Address: P.O. Box 384
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dylan V and Caralee A Fickus
 Address: P.O. Box 50
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____